

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: May 6, 2004

ITEM NO. 9

SUBJECT **Boulders Villas Preliminary Plat**

REQUEST Request preliminary plat approval for a 48-unit residential/work community and clubhouse with amended development standards on an 18.1+/- acre parcel.

6-PP-2004

Key Items for Consideration:

- The site is intended for 48 live work units plus clubhouse and is situated south of El Pedregal, and adjacent to the Boulders Commercial Area.
- A Scenic Corridor is provided adjacent to Scottsdale Road and adequate buffering is provided between the site and adjoining properties.
- The individual 5,500 sq. ft. lots have access from internal gated streets.
- Substantial community involvement has occurred with this case and the recent zoning/site plan review case, no public objection has been received.

OWNER WYNDHAM INTERNATIONAL/ Boulders Joint Venture LLC
214-863-1491

APPLICANT CONTACT Steven Voss
LVA Urban Design Studio
480-994-0994

LOCATION NEC Westland & Scottsdale Rd.

BACKGROUND **Zoning.**
The site is zoned C-2 PCD ESL (Central Business District) on the north portion and PNC PCD ESL (Planned Neighborhood Center) on the south portion. This area is known as the Boulders Commercial Parcels, which is about one quarter developed, with the remaining area undeveloped. The original zoning case for this area (5-ZN-92) provided that the 14.1 ac. portion of the site zoned PNC district would provide for a variety of commercial and office uses and up to 4 dwelling units per gross acre, and the 4 ac. portion zoned C-2 district would provides for commercial/office uses and residential units. Overall density is about 2.7 dwelling/units per acre. A portion of the site is currently being used for Boulders Community maintenance by the master plan and staff approval.

Context.

This subdivision is located in the Boulders Master Planned Development adjacent to Scottsdale Road along the southern portion and east of the Medical Center, real estate office and El Pedregal retail/arts center toward the northern part of the site. East of the site is the boulders residential area and 8th fairway

of the Boulders Golf Course. The surrounding property is zoned C-2 PCD ESL (Highway Commercial) to the west and north of the site, R-4 PCD ESL (Townhouse Residential) and O-S (Open Space) to the east, and S-R ESL (Service Residential) to the south, south of Westland Road in the Westland Carefree Office Center. The area west of Scottsdale Road is the Terravita Master Planned Development, which is zoned R1-10 ESL (Residential).

APPLICANT'S PROPOSAL

Goal/Purpose of Request.

The request is for preliminary plat approval for 48 live work units plus clubhouse parcel on the 18.1 ac. site. A future Boulders Community maintenance facility will be located at the southeast side of the site, adjacent to Westland Road. Access to the southern portion of the site is from Westland Road through a private (tract) street. The internal street contains two loops with 40 live work units fronting on the street. The northern 8 lots have access from the Boulders Commercial area access road along the north side of the medical center. The internal road is private (tract) and ends in a cul-de-sac along the north side. Automatic gates match the style and materials contained in the Boulders MESCP with tan, stucco-finished masonry columns with rusted, seal finish metal swing gates. A clubhouse and swimming pool is located in the southern portion of the site. The zoning case stipulates that floor area cannot exceed 25% of the size of the parcel.

Key Issues.

- Many of the overall concepts related to this plat were discussed as part of that Zoning approval (5-ZN-92#3) including use, design, allowable units, lot coverage, open space, buffering, etc.
- Existing infrastructure: roads, utilities, schools, etc. are capable of supporting this use.
- The proposed plat conforms to the zoning case approved for this site.
- Gated entries match the approved Boulders MEDCP.

IMPACT ANALYSIS

Traffic.

A trip generation report was prepared for the live/work proposal, which indicated traffic generation is substantially reduced as a result of the office residential use compared to retail commercial use on the property. The residential component of the live work units is anticipated to generate about 432 vehicle trips per day. This is broken down into about 360 vehicle trips per day utilizing the Westland Drive access and 72 vehicle trips per day using the Boulders Commercial area access road onto Scottsdale Road. The commercial/office component could generate about 200 additional daily trips. The site's Westland Road access, aligns with the access to the commercial project to the south in Winfield, and contains a full median break onto Westland Road. The Boulders Commercial area access road also contains a full medial break onto Scottsdale Road. The intersection of Westland Road and Scottsdale Road is signalized.

Parking.

Each live work unit contains a double car garage and a ADA compliant parking space will also be provided at the front of each garage, with and accessible route to the office and residence. In addition, 25 other off street

parking spaces are provided on the site, especially near the Clubhouse. Overall, a total of 169 parking spaces are provided and 150 are required.

Water/Sewer.

Water and sewer lines will be extended into the site from Westland Road for the southern portion of the property, and from the Boulders Commercial access road for the northern portion. Water is provided by the City of Scottsdale and the Boulders Carefree Sewer Corp provides sewer. The existing water and sewer facilities have sufficient capacity to accommodate this area.

Police/Fire.

The police and fire department have received the plat plan and approved the design, which is in conformance with access and turning requirements for emergency vehicle and apparatus circulation on the site. The private entry gates will contain Knox Box access control.

Schools.

Cave Creek Unified School District has been notified of this application. The District indicated that the proposed 48-live/work units should have no significant impact on the school district. It also recommended a school bus marking for student loading and unloading be provided on the north curb of Westland Road.

Open space/Scenic Corridors.

A 75 ft. wide average, 50 ft. minimum Scenic Corridor is provided adjacent to Scottsdale Road and will be dedicated as NAOS. The scenic corridor is being modified to reflect the actual alignment of Scottsdale Rd. As well, a 40-50 ft. wide buffer is provided adjacent to Westland Road and a 30 ft. wide buffer is provided along the east side of the property, adjacent to Boulders Parkway and the Greythorn residential area. A 396 CFS wash crosses the southern portion of the site from east to west and is contained in a minimum 50 ft. wide drainage easement. A second larger wash (1,996 CFS) is located along the north side of the southern parcel and is contained within a drainage easement and vista corridor. A third wash (639 CFS) and open space area is situated at the extreme north end of the property. A 20 ft. wide golf easement setback is provided for all structures located adjacent to the adjacent 8th hole of the golf course. Overall a minimum of 4.42 ac. of NAOS is provided and required.

Community Involvement.

Extensive citizen involvement has occurred with the Boulders Homeowners Association, especially with the 2003 zoning case to approve the site plan for this property. At that time, concerns by citizens related to design, buffering, building heights, walls and landscaping were addressed.

Other Boards and Commissions.

The Planning Commission recommended approval of zoning Case 5-ZN-92#3 affecting this site on Oct. 22, 2003 and Council also approved the Case on Dec. 9, 2003. The overall concepts of this plat including use, design, allowable units, lot coverage, open space, etc. affecting many of the aspects of this project were considered as part of that Zoning approval.

STAFF RECOMMENDATION	Recommended Approach: Staff recommends approval, subject to the attached stipulations.
RESPONSIBLE DEPT(S)	Planning and Development Services Department Current Planning Services
STAFF CONTACT(S)	Al Ward Senior Planner 480-312-7067 E-mail: award@ScottsdaleAZ.gov
APPROVED BY	<hr/> Al Ward Report Author 480-312-7067 <hr/> Jayna Shewak Development Planning Manager 480-312-7059
ATTACHMENTS	1. Applicant's Narrative (3 pgs) 2. Context Aerial 2A. Aerial Close-Up 3. Zoning Map 4. Preliminary Plat (2 pgs) 5. Context Site Plan 6. General Site Plan 7. Preliminary Landscape Plan A. Fire Ordinance Requirements B. Stipulations C. Zoning Ordinance Requirements



Urban Design
Studio L.L.C.

6-PP-2004

2-13-04

Master Planned Communities, Land Planning, Site Planning &
Design, Environmental Analysis & Landscape Architecture

Project Narrative
The Villas at The Boulders
A Luxury Live/Work Community
**Request for Development Review
and Preliminary Plat Approval**
(Boulders Commercial Parcels A & B)

Revised 2-12-2004

LOCATION AND CONTEXT

The Boulders Resort and Golf Community is one of Scottsdale's oldest and most respected master-planned mixed-use communities. The latest revision to the Development Master Plan was case 5-ZN-92, which set residential densities and provided for commercial areas along Scottsdale Road known as the "Boulders Commercial Parcels." These parcels are roughly 25% developed, with the unique El Pedregal retail/arts center, Desert Foothills Medical Center, and a real estate office. South of Westland Road on Scottsdale Road (in what is now the Winfield Community) the Westland Carefree Office Center has been approved and is currently nearing completion.

The Development Master Plan case 5-ZN-92 established two zoning categories for Boulders Commercial Parcels:

- PNC (Planned Neighborhood Center) on Parcel A, about 14 acres, allowing a variety of commercial uses and up to 4 dwelling units per gross acre, and
- C-2 (Central Business District, Parcel B), originally 22 acres and now including El Pedregal, the medical center and the real-estate office, allowing a variety of commercial uses and up to 49 dwelling units by stipulation in 5-ZN-92.

The Site Plan for Boulders Villas (Case 5-ZN-1992#3, December 2003), was supported by the Boulders HOA and was approved by the Planning Commission and City Council. That case contains stipulations that apply to this Development Review. This action was preceded by a full citizen involvement program and extensive contact with the Boulders Homeowners Association.

ATTACHMENT #1

7502 East Main Street, Scottsdale, Arizona 85251
Phone (480) 994-0994 Fax (480) 994-7332 www.lvadesign.com

Note that a concurrent Preliminary Plat application is being submitted for the plat-related aspects of Boulders Villas.

Approval for the "live/work" Boulders Villas project recognized that this type of use better serves the Boulders setting, greatly reduces traffic volumes, lowers building heights from what is allowed for commercial structures, reduces adverse visual impacts, and provides a type of use that is uniquely suited to the seasonal or permanent resident who wishes to carry out business activity in a gated, integrated office/home environment.

REQUEST

The applicant is requesting design approval for 48 "live/work" units occupying all of the PNC zone and about 4 acres of the C-2 zone, and a clubhouse to be located in the PNC portion.

Note that the planned Nursery Yard lot has been transferred to Wyndham International/Boulders Joint Venture LLC and will be the subject of a subsequent Development Review application. It is no longer included in this Boulders Villas request.

The architecture developed by Douglas Fredrickson Architects is very sensitive to the Boulders Community context and presents a modified Southwest/Pueblo style with rounded stucco exterior walls, flat roofline, wood garage doors, ornamental shaded porticoes, internal courtyards, and a full integration of the business space with the living space. Please see floor plans, elevations and color samples provided.

The live/work unit is available in three styles with optional upgrades. About 300 s.f. of separate-entry office space is provided, with from 1300 to 2000 s.f. of living space and 300 to 400 s.f. of patio/courtyard space. Each unit has a double garage and parking for the office use.

In addition, the southern 40-unit complex provides a 2,300 s.f. clubhouse that offers a pool and large covered patio, as well as both recreational and business-support functions within the building. See the floor-plan and elevations provided.

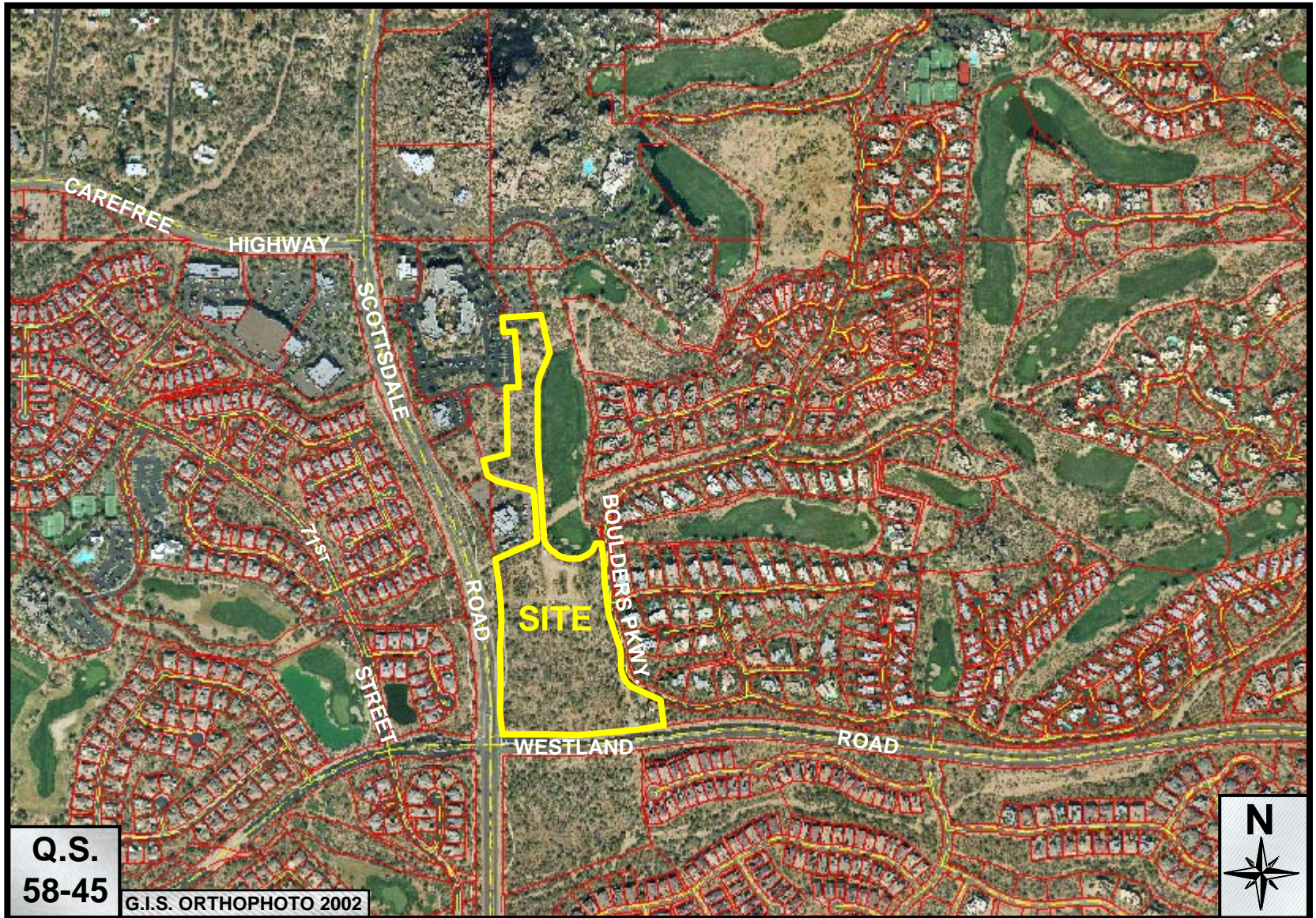
The site plan, as approved by City Council, provides ample buffering from the residential portion of The Boulders (along Boulders Parkway), along Westland Road, and also provides a wide Scenic Corridor along Scottsdale Road. The approved site plan meets Boulders Development Plan N.A.O.S. requirements and the requirements of the PNC (Planned Neighborhood Center) and C-2 zoning, and also conforms to stipulations from the original 5-ZN-1992 Master Plan zoning case.

Lighting is low-level comprised exclusively of "Boulders" style full-cut-off bollard lighting; sconce lighting on buildings; and a lighted mailbox/address structure at each unit. Low-voltage landscape lighting is used at the project entries.

Landscape material consists of native species, in keeping with Boulders landscape character. No lawns or water features are proposed. Entry gates and walls use the same design found at the Boulders entries off Westland Road, and all signage will be consistent with signage currently in use at The Boulders.

In summary, this unique "live/work" community will be visually and texturally harmonious with existing Boulders commercial and residential development, and will be an attractive completion of these prominent commercially-zoned parcels.





Boulder Villas

6-PP-2004

ATTACHMENT #2



Boulder Villas

6-PP-2004

ATTACHMENT #2A

WESTLAND ROAD

SCOTTSDALE

ROAD

BOULDERS

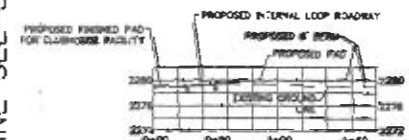
PARKWAY

LEGEND

- PARCEL BOUNDARY LINE
- RIGHT-OF-WAY LINE
- LOTLINE
- CENTER LINE
- DRAINAGE EASEMENT
- PUBLIC UTILITY EASEMENT

NOTES

- SEE PRELIMINARY SITE PLAN FOR ALL PROPOSED UTILITY LOCATIONS
- SEE LANDSCAPE PLANS FOR ALL BERMS DETAILS



SECTION A-A



SECTION B-B



MATCHLINE SEE SHEET 3 OF 3

ATTACHMENT #4

100-100-100



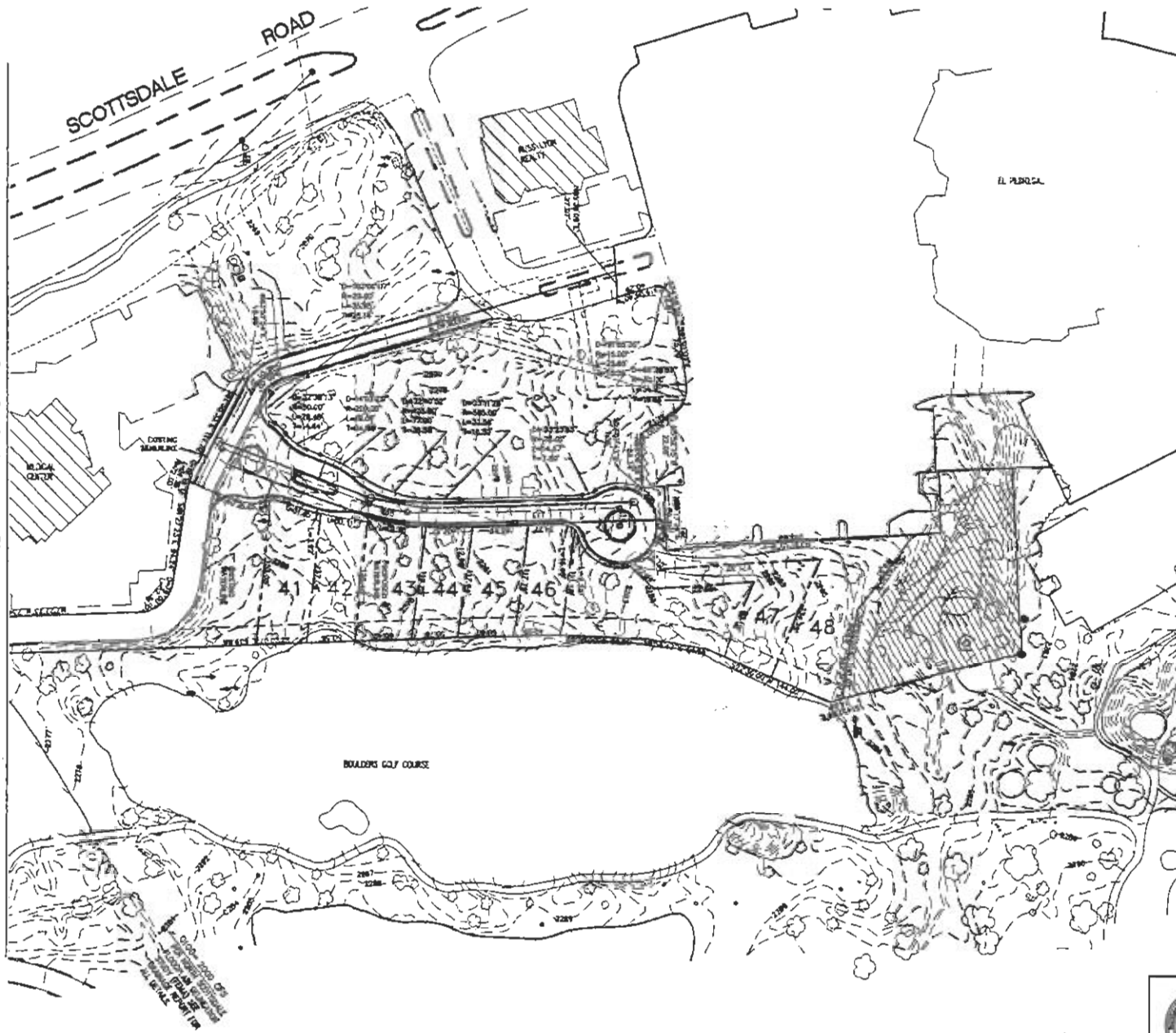
SKG ENTERPRISES, INC.
CONSULTING CIVIL ENGINEERS

1000 E. Highway 100, Suite 100, Scottsdale, AZ 85258 / 480-998-0000

CROSS SECTION DETAILS
R013 11/28/14 AS

11/28/14

MATCHLINE SEE SHEET 2 OF 3



LEGEND

---	PARCEL BOUNDARY LINE
---	RIGHT-OF-WAY LINE
---	LOOSELINE
---	CENTER LINE
---	SEWERAGE EASEMENT
---	PUBLIC UTILITY EASEMENT

NOTES

SEE PRELIMINARY SITE PLAN FOR ALL
PROPOSED UTILITY LOCATIONS.
SEE LANDSCAPE PLANS FOR ALL BERING
DETAILS.



SKG ENTERPRISES, INC.
CONSULTING CIVIL ENGINEERS

2000 N. Western Blvd. • Suite 100 • Scottsdale, AZ • 85262 • Phone: 480-344-1000

PRELIMINARY PLAT

101-4



BOULDERS VILLAS
NEC. WESTLAND &
SCOTTSDALE ROAD
SCOTTSDALE, AZ.

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE THE DESIGNATED STIPULATIONS INTO FINAL PLAT)

- ☒ 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.
- ☒ 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.

SEE THE D. R. SITE PLAN FOR THE FIRE LANE LOCATIONS. -- ALL STREETS & PRIVATE DRIVEWAYS SHALL BE DESIGNED FOR A 100 YR. STORM
- ☒ 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.
- ☒ 4. PROVIDE A KNOX ACCESS SYSTEM:
 - ☐ A. KNOX BOX
 - ☐ B. PADLOCK
 - ☒ C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.
- ☐ 5. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____
- ☐ 6. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
- ☒ 7. NUMBER OF FIRE HYDRANTS REQUIRED, -04-. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF _____ AT _____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.
- ☒ 8. SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☒ 9. MODIFIED NFPA 13-D SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS.
- ☐ 10. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☒ 11. NFPA (2002 EDITION) COMMERCIAL SYSTEM / DESIGN CRITERIA:
- ☐ 12. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.
- ☒ 13. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
- ☐ 14. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x _____ (NSHT)
 - ☐ 4' TO 8' BACK OF CURB; INDEP. WET LINE.
 - ☐ WALL MOUNTED - 15' CLEAR OF OPENINGS.
- ☒ 15. PROVIDE A LOOPED UNDERGROUND WATER MAIN SYSTEM .--

RESIDENTIAL SUBDIVISION – **BOULDERS VILLAS**
STIPULATIONS FOR 6-PP-2004

FINAL PLATS MUST BE PER THE APPROVED PRELIMINARY PLAT WITH THE MODIFICATIONS PER THE FOLLOWING STIPULATIONS TO OBTAIN PERMITS

SITE DESIGN:

1. Provide 18 feet from edge of garage door to back of the street improvements for the driveway space.
2. Submit plans and elevations of ramadas/entry monuments for staff review and approval.
3. Final plat shall identify the use and maintenance of any land not used for residential lots.
4. The landscape plan for any model home(s) shall be submitted for final plans review and approval.
5. Maintain a scenic corridor easement adjacent to the Scottsdale Road right-of-way at Westland Rd. with an average width of 75 feet and a minimum width of 50 feet, and maintain a minimum 50 foot wide open space buffer along the Westland Road frontage west of the site's access road and 40 feet east of the access road. No portion of the lots or any site walls or structures shall be placed within these areas. The scenic corridor width may overlap the old Scottsdale Rd. right-of-way, where acceptable to City staff.
6. Maintain a minimum 30 ft. wide buffer along the east side of the property, adjacent to Boulders Parkway and the Greythorn residential development.
7. Provide a minimum 20-foot wide golf course easement for live/work units adjacent to the 8th Fairway and green. Buildings, other than covered or uncovered patios, shall not be permitted to locate within this easement area.
8. The Boulders Community maintenance yard at the southeast corner of the site shall be subject to subsequent City approval at the time of improvement of the site.
9. Provide minimum 20-foot lot wide neck widths, and reciprocal cross access easements for shared driveway access for the 2 most northerly, flag shaped lots.
10. Provide a Vista Corridor easement along the major wash at the north side of Parcel A, being the south portion of the site, adjacent to the medical center, to the satisfaction of city staff.
11. Provide a Vista Corridor easement along the major wash at the south side of Parcel B, being the north portion of the site, adjacent to the medical center, to the satisfaction of city staff.

ATTACHMENT B

Miscellaneous

1. Any unpaved drives, parking or other non-landscaped land areas shall be treated for dust control.
2. Flagpoles, if provided, shall be one piece conical tapered.
3. All buildings shall be subject to subsequent DRB review and approval.
4. Helipad location north of Parcel A. Per the stipulation in Case 5-ZN-1992#3, provide documentation to the satisfaction of staff that notice of the helipad will be given.
5. Entry gate feature shall conform with the Boulders MEDCP.

LOT DESIGN:

1. The subdivision shall conform to the Plat Plan prepared by SKG and Associates dated 4/12/04 and contain a maximum of 48 live/work unit lots plus clubhouse and Boulders Community maintenance plant nursery lots and open space tracts.
2. Natural area open space (NAOS) may not be located on the 48-live/work unit lots.
3. Each lot shall provide a minimum of 3 on-lot parking spaces including 1 ADA compliant parking space and accessible route to the building.
4. Provide a minimum of 25 additional off-lot parking spaces on the site including the clubhouse and adjacent to the street areas.

ON-SITE LIGHTING:

1. Provide plans indicating locations and details of all exterior on-site lighting and lighting fixtures (re: diffusing, standards, glare, height, etc.) at the time of landscape plans submittal.
2. All lighting shall be consistent with the approved Master Environmental Design Concept Plan.
3. All pole-mounted lighting shall be a maximum of 20 feet in height from grade.
4. All pole mounted or bollard lighting shall be fully shielded and directed downward.

SIGNS:

1. Provide note on final landscape plans: Signs require separate approvals and permits.

2. All signage shall be consistent with the approved Master Environmental Design Concept Plan.
3. Signs shall not be permitted within the scenic corridor or buffered landscape setback except the Boulders Entry ID. Sign shown on the NAOS Plan prepared by LVA design Studio, dated 4/21/2004, where permitted by Ordinance and approved by staff.

BIKEPATHS/PUBLIC USE TRAILS:

1. Bike path(s) locations shall be approved by Plan Review and Permit Services, and are to be shown on the engineering, paving, grading and drainage plans, landscaping and site plans.
2. Public use trail(s) locations shall be approved by Plan Review and Permit Services and are to be shown on the final plat or site plan.
3. Paths and public use trails shall be consistent with Section 3.4 and 7.3 of the Design Standards and Policies Manual for the City of Scottsdale.
4. In accordance with stipulations in Case 5-ZN-1992#3, provide a plan identifying pedestrian access to the commercial and recreational areas on and adjacent to the site, to the satisfaction of City staff.

WALL DESIGN:

1. All screen walls shall be 6 or 8-inch masonry block and shall match building texture and color, both sides.
2. The homeowners' association shall be responsible for the maintenance of all exterior walls. Note this requirement on the final plat.
3. No perimeter walls shall be constructed on the site without approval by City Council, with the exception of the 2-4 foot tall screenwall adjacent to Boulders Parkway at the Clubhouse area, the 6-foot tall screenwall adjacent to the westerly side of the northerly 8 lots, and walls associated with the entry features on the site.
4. No chain link fencing shall be allowed.
5. Submit elevations and details of all screen, site and perimeter walls for Development Review Board review and approval.
6. Dooley wall fencing shall not be allowed for perimeter walls.

7. Perimeter walls shall be consistent with the approved Master Environmental Design Concept Plan.
8. Perimeter walls shall be completely constructed prior to issuance of permits for any individual unit.
9. Perimeter walls with interior and exterior heights that differ more than 12 inches, as measured from natural grade, shall be shown on final improvement plans and is subject to staff review and approval.
10. Details and locations of sight walls proposed on top of retaining walls shall be submitted for staff review and approval at the time of final improvement plan submittal.
11. Walls shall not be permitted in the scenic corridor of Westland Road buffered setback other than the Boulders Entry ID. shown on the NAOS Plan prepared by LVA design Studio, dated 4/21/2004.

LANDSCAPING:

1. Landscape plan shall conform to Preliminary Landscape Plan prepared by LVA Design Studio, dated 2/12/2004, except as modified by the above stipulations.
2. Major tree theme shall incorporate the existing theme of the neighboring properties, as proposed.
3. Olive trees shall be of a fruitless variety such as "Swan Hill".
4. Provide low water consumptive plant materials.
5. Incorporate existing vegetation into the landscape design.
6. Provide only plant material indigenous to this site.
7. Landscape design and materials shall be arid to lush desert materials.
8. Non-indigenous plant materials, which have a potential of exceeding 20 feet in height, are not to be introduced on the site.
9. Upon removal of the salvageable native plants the salvage contractor shall submit a completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Planning Inspector within 3 months from the beginning of salvage operations and/or prior to issuance of the Certificate of Occupancy.

10. Sight distance triangles and sight distance lines shall be shown on final plans for all intersections. Area within the safety triangle is to be clear of landscaping, signs, or other visibility obstructions with a height greater than 2 feet. Trees within the safety triangle shall have a canopy that begins at 7 feet in height upon installation. All heights are measured from nearest street line elevation.

Turf Areas

1. No turf shall be permitted except at the Clubhouse area. Turf areas are not to exceed 1000 square feet.
2. Turf areas are to be a minimum of 10 feet in width.
3. No turf shall be visible from off of the site.

TRAFFIC STIPULATION REQUIREMENTS CIRCULATION AND REFUSE

ROADWAY, INTERSECTION AND ACCESS DESIGN:

1. **ACCESS RESTRICTIONS.** Before issuance of any certificate of occupancy for the site, the developer shall dedicate the necessary right-of-way, as determined by city staff, and construct the following access to the site. Access to the site shall conform to the following restrictions (distances measured to the driveway or street centerlines):
 - a. Scottsdale Road - There shall be no direct vehicular access to Scottsdale Road from this site; access shall remain via cross access easements to existing driveways. The developer shall dedicate a one-foot wide vehicular non-access easement on this street along the frontage of the property.
 - b. Westland Road - There shall be a maximum of one site driveway located approximately 545 feet east of Scottsdale Road. This driveway shall align with the approved driveway location for the property to the south. Full access to Westland Road shall be provided at this location. The developer shall remove the existing driveway and replace it with landscaping, curb and gutter to match the adjacent improvements.
2. **MEDIAN RECONSTRUCTION.** Before issuance of any certificate of occupancy for the site, the developer shall reconstruct the existing median[s] on Westland Road, to provide left-turn access into and out of the site, to the satisfaction of city plan review and transportation, and shall relocate any existing landscaping that will be displaced, as determined by city staff. The median opening location and construction shall be coordinated and aligned with the approved development on the south side of Westland Road.
3. **AUXILIARY LANES.** Before issuance of any certificate of occupancy for the site, the developer shall construct a westbound deceleration lane at the site driveway on Westland Road.
4. **EASEMENT REQUIREMENTS.** Before any final plan approval, the developer shall dedicate an ingress/egress easement over the private internal street system in a form acceptable to city staff.

Also, the developer shall provided documentation proving that they have dedicated easements to connect them to Scottsdale Road through El Pedregal for Parcel B.

5. Prior to final plan approval, the developer shall dedicate a 1-foot non- vehicular access easement (N.V.A.E.) along Scottsdale Road and Westland Road, except at the approved site entrance.
6. The site driveway on Westland Road shall be designed in general conformance with city of Scottsdale Type CH-1, Standard Detail #2257.

INTERNAL CIRCULATION:

1. The developer shall state on the preliminary and final plat that the owners of the site properties off the northern most cul de sac shall bring their individual refuse enclosures to the cul de sac on refuse collection day. The refuse collection trucks will not travel onto the site driveways since there is no turn around area for the trucks.
2. Provide a hammerhead style turnaround for emergency vehicles on the lot of the northern most property.

OTHER:

7. MULTI-USE TRAIL.

- a. Westland Road. Prior to final plan approval, the developer shall construct a minimum 4-foot wide non-paved trail along the entire frontage of Westland Road within the existing 16-foot wide equestrian trail easement. On the east side of the new site driveway, this path may need to be relocated a few feet to the north due to the future deceleration lane for this driveway. The non-paved trail shall match the trails built by the Boulders to the east, in terms of colors, materials and signage. The alignment and location of the non-paved trail shall be subject to approval of the Trails Coordinator. Also, the developer shall change the existing 16-foot equestrian trail to a 15-foot wide public access easement.
- b. Scottsdale Road. Prior to final plan approval for the site, the developer shall construct an 4 foot wide non-paved trail adjacent to the existing paved path and within a 25 wide public access easement, located within the boundaries of the 75 foot Scottsdale Road Scenic Corridor Easement.
- c. Internal Parcel A connection to Parcel B and Scottsdale Road. Prior to final plan approval, the developer shall dedicate a public access easement being not less than 15-feet in width, and constructed as a non-paved surface, from the northwest portion of Parcel A to the trail along Scottsdale Road and to Parcel B.

STRIPING AND SIGNAGE PLAN:

1. All incidental signing and striping required by site roadway improvements shall be included on the roadway paving plans.
2. When a detailed striping and signage plan is required to be submitted with final plans, it shall include the following:
 - a) All existing improvements and striping within 300 feet of limits of construction.

- b) All signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

SIGHT DISTANCE:

1. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height, and 6 inches maximum width or diameter.
2. Sight distance easements shall be dedicated over sight distance triangles.
3. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Procedures, published January 1994.

REFUSE COLLECTION:

The developer shall state on the preliminary and final plat that the owners of the site properties off the northern most cul de sac shall bring their individual refuse enclosures to the cul de sac on refuse collection day. The refuse collection trucks will not travel onto the site driveways since there is no turn around area for the trucks. If individual (80 gallon) refuse containers are not planned for the development, the site's trash enclosures shall be constructed to City of Scottsdale's standards.

DRAINAGE AND FLOOD CONTROL STIPULATIONS

DRAINAGE:

1. COMPLIANCE. The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design, reports and plans that demonstrate conformance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.
2. FINAL DRAINAGE REPORT. With the final improvement plans submittal, the developer shall submit a final drainage report and plan, subject to Plan Review and Permit Services Division approval. Before the approval of final improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) disc copy of the complete final drainage. In addition, the final drainage report and plan shall:
 - a. Demonstrate consistency with the approved master drainage plan and report. "The Boulders Hydrologic Analysis of Proposed Flow Diversion" prepared by Coe and Van Loo Consultants, dated July 19, 1994; and "The North Scottsdale Floodplain Delineation Study" prepared by DEI Professional Services dated October 21, 2002; and the drainage

report for the Greythorn Community Development.

- (1) Any design that modifies the approved master drainage report requires from the developer a site-specific addendum to the master drainage report and plan, subject to review and approval by city staff.
 - (2) Addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.
- b. There is no current grading and drainage plan and drainage report that matches the proposed preliminary plat. The developer shall submit a final drainage report along with the stormwater storage waiver application and a response letter from the corp of engineers for the 404 permit process, for review to the city's One Stop Shop. The stormwater storage waiver and drainage report shall be approved by the plan review staff prior to submitting construction documents for the first review at the city's One Stop Shop. The developer shall pay a \$619.00 review fee at the one stop shop for the stormwater storage waiver review.
 - c. Show all existing and proposed easements (drainage, water, wastewater , equestrian, etc..) on the grading and drainage plans.
 - Use bold lines to delineate the onsite drainage sub areas and show all grade breaks on the grading and drainage plan.
 - Show how the approximately 158 cfs wash at CP3 (north of the Q100 369 cfs wash) will flow through the site with damaging any buildings. The current drainage plan conflict with the proposed preliminary plat.
 - Calculate the volume required and volume provided in each drainage sub area.
 - Use a table or spreadsheet format to demonstrate that on-site stormwater runoff from each drainage sub area is accounted for in specific drainage detention basin. Calculate and show the percentage runoff that is contributed from each drainage sub area to a specific drainage basin. Use a table or spreadsheet format to show the results.
 - Discuss and show on the grading and drainage plans how the detention basins will drain.
 - Show all on-site and off-site drainage structures including catch basins, pumps, pipes, culverts etc...
 - Show all existing onsite drainage structures.
 - d. Provide final calculations and detailed analysis that demonstrate consistency with the conceptual drainage plan and report approved in concept by the Community Development Division.
 - e. Provide calculations and details that demonstrate how the storm water storage requirement will be met. The drainage exhibit shall show the location, configuration, depth of water and extents of the high water surface elevation(s).
 - f. Show all upstream contributing basin areas, including calculations and analysis for the peak runoff entering the site. Include a discussion of how grading, drainage and finished floor elevations will be affected by development.

- g. Discuss how storm water storage basins will be drained, (by gravity out-fall, pump, etc.) Provide bleed-off calculations that demonstrate the discharge rate and time to drain.
 - h. Demonstrate that historical flow through the site has been maintained and that storm water runoff exiting this site has a safe place to flow.
 - i. Include an exhibit that indicates where the site lies within the FEMA designated areas and define all pertinent FEMA designations.
 - j. Include calculations for rip-rap lined channels and rip-rap outlet structures using the design criteria for characteristic sizing, gradation, thickness and filter-blanket requirements from the Drainage Design Manual for Maricopa County, Volume II.
3. STORM WATER STORAGE REQUIREMENT. The stormwater storage waiver shall be submitted to the One Stop Shop for review and subsequent approval, prior to submitting the construction documents for the first review. On-site storm water storage is required for the full 100-year, 2-hour storm event, unless the developer submits an approved Request for Waiver form to the Plan Review and Permit Services Division. The SSW (stormwater storage waiver) shall include all the necessary information to assess fees for the SSW in-lieu calculations. The SSW needs to include documentation of present day land values, such as recent certified land appraisal. Also, provide estimated construction cost for the proposed drainage improvements as part of the in-lieu fees calculations. Construction cost documentation shall be submitted with the SSW, and include a detailed quantity takeoff and a cost estimate. The developer shall state how they determined the construction cost estimate and what publications were used for the cost basis, such as ADOT sample bid prices, Means Construction Cost Estimator Texts or other.
- a. Request for Waiver Review forms, subject to review and approval by city staff, shall be submitted to the Community Development Division. See Section 2 of the Design Standards and Policies Manual for waiver criterion.
 - b. Request for Waiver Review forms shall:
 - (1) Include a supportive argument that demonstrates historical flow through the site will be maintained, and that storm water runoff exiting this site has a safe place to flow.
 - (2) Include an estimate for payment in-lieu of on-site storm water storage. The amount of payment in-lieu is subject to approval by city.
 - c. Storage basin capacity SHALL NOT BE REDUCED by proposed landscaping improvements.
 - d. Storage basin design shall incorporate significant landscaping requirements.
 - e. Improvement plans shall NOT be submitted to the city for review until the developer has obtained the waiver approval.

4. BASIN LOCATION. Basins shall be located within easements, or common tracks with easements, dedicated for the purposes of storm water storage.
5. BASIN CONFIGURATION. Storm water storage basins smaller than 20,000 square feet shall have a maximum water depth of three (3') feet, and a 10:1 width to depth ratio with 4:1 maximum side slopes.
6. BASIN CONFIGURATION. Storm water storage basins larger than 20,000 square feet having water depth greater than three (3') feet shall have 4:1 maximum side slopes for depth of three (3') feet or less, and 6:1 maximum side slopes for depths greater than three (3') feet.
7. BASIN OUT-FALL. Storm water storage basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. Storage basins must drain completely within 36-hours.
8. DRAINAGE OF BASIN. Infiltration of storm water through the basin floor is not acceptable as the sole means of draining the basin. Storm water storage basins should be designed to meter flow to the historic out-fall point. Where no out-fall exists (or metering is not possible) other methods of discharge such as pumps, etc. may be considered.
9. UTILITY CONFLICT COORDINATION. Before improvement plan approval by the Plan Review and Permit Services Division, the developer shall submit a signed No Conflict form (Not required for city owned utilities) from every affected utility company.
10. GRADING AND DRAINAGE PLAN. A site-specific grading and drainage plan shall be submitted to the Plan Review and Permit Services Division. The grading and drainage Plan shall include, but not be limited to the following:
 - a. Benchmark datum shall be based on North American Datum of 1988.
 - b. Provide a base plan sheet with topography at 2-foot minimum contour lines.
 - c. Contours, or sufficient spot elevations, shall be shown beyond the limits of construction as required to sufficiently reflect the impact of development on the abutting improvements and or rights of way.
 - d. Show top of curb elevations in front of each lot, at grade breaks and at intersection corners.
 - e. Show street cross slope direction (use arrows).
 - f. Show all easements including, but not limited to, slope, public utility, vehicular non-access, waterline, sanitary sewer line, etc.

- g. Show all drainage facilities; culverts, storm drains, storm water storage basins (with storage volume required, V_r , and storage volume provided, V_p , noted on the improvement plans).
 - h. Show $Q_{(100)}$ at culvert inlets, where wash corridors converge, and at storm water entrance/exit points of the parcel boundaries.
 - i. Show the limits of inundation for all washes having a flow rate of 50 cfs or more using the peak runoff from the 100 year 6 hour storm event.
 - j. Note: "Rip-rap shall be placed so that a dense, uniform mass of durable, angular stones with no apparent voids or pockets is configured."
 - k. Show all multi-use paths and multi-use trails.
 - l. Show all walls, such as perimeter, screening and retaining walls.
11. OFF-SITE RUNOFF. All development shall be designed to satisfactorily convey peak discharge for the 100-year, 6-hour storm event through the site without significant damage to structures.
12. ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS. All construction activities that disturb one or more acres shall obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for Construction Activities. [NOI forms are available in the City of Scottsdale One Stop Shop, 7447 East Indian School Road, Suite 100. Contact Region 9 of the U.S. Environmental Protection Agency at 415-744-1500, and the Arizona Department of Environmental Quality at 602-207-4574 or at web site <http://www.epa.gov/region9>.]
- The developer shall:
- a. Submit a completed Notice of Intent (NOI) to the EPA.
 - b. Submit a completed Storm Water Pollution Prevention Plan (SWPPP) to the City of Scottsdale Development Quality and Compliance Division with the improvement plan submittal.
13. NOTICE OF INTENT (NOI). With the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a copy of the NOI.
14. SECTION 404 PERMITS. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer' engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]

15. DUST CONTROL PERMITS. Prior to the start of grading on sites 1/10 acre or larger, a Dust Control Permit (earth moving equipment permit) must be obtained from Maricopa County Division of Air Pollution Control. Call the county (507-6727) for fees and application information.

DRAINAGE STRUCTURES:

1. RETAINING WALLS. Provide a structural design report for retaining walls, including but not limited to, scouring analysis and calculations for active forces based on an associated geotechnical analysis of the soils and soils condition.

BRIDGES:

1. BRIDGES. All drainage crossings, including any configuration of box culverts or pipes which span 20 feet or more (as measured along the roadway centerline) shall be subject to review and approval by the city staff.
2. SUBMITTAL REQUIREMENTS. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit two (2) separate copies of the improvement plans, subject to city staff approval, for structural review. In addition, the cover sheet shall:
 - a. Provide a vicinity map that indicates the precise location of the bridge(s).
 - b. Provide the names and addresses of the developer, contractor, and engineer.
 - c. Show the associated "DR" or "PP" numbers.

VERIFICATION OF COMPLIANCE

1. REQUIRED SPECIAL INSPECTIONS. Before the approval of the improvement plans, the Plan Review and Permit Services Division staff shall specify those drainage facilities that shall be required to have Special Inspections. See Section 2-109 of the Design Standards and Policies Manual for more information on this process.
2. CONDITION FOR ISSUANCE OF GRADING & DRAINAGE PERMIT. Before the issuance of a Grading & Drainage Permit:
 - a. The developer shall certify that it has retained an Inspecting Engineer by completing Part I (Project Information) and Part II (Owner's Notification of Special Inspection) of the Certificate of Special Inspection of Drainage Facilities (CSIDF); and,

- b. The Inspecting Engineer shall complete Part III (Certificate of Responsibility) of the CSIDF.
- 3. CONDITION FOR ISSUANCE OF CERTIFICATE OF OCCUPANCY AND/OR LETTER OF ACCEPTANCE. Before the issuance of a Certificate of Occupancy and/or a Letter of Acceptance:
 - a. The Inspecting Engineer shall complete the Certificate of Compliance form.
 - b. The developer shall submit all required Special Inspection Checklists and the completed Certificate of Compliance form to the Inspection Services Division. The Certificate of Compliance form shall be sealed, signed and dated by the Inspecting Engineer, and shall be attached to all required Special Inspection Checklists completed by the Inspecting Engineer.
- 4. AS-BUILT PLANS. Before the issuance of a Certificate of Occupancy and/or a Letter of Acceptance:
 - a. City staff may at any time request the developer to submit As-built plans to the Inspection Services Division.
 - b. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
 - c. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins and underground storm water storage tanks, bridges as determined by city staff.

TRACTS AND EASEMENTS:

- 1. DEDICATIONS. Drainage and flood control easements shall be dedicated to the city to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of _50_ cfs or more, and for all FEMA regulatory floodways to the extent of the 100 year base flood elevation.
 - a. All drainage and flood control easements, including easements for storm water storage, shall be dedicated on the final plat with maintenance responsibility specified to be that of the Homeowners Association and or property owner.
 - b. Before any building permit is issued for the site, any additional drainage and flood control easements determined necessary due to final design analysis and proposed improvements, shall be dedicated to the city.
- 2. MAINTENANCE RESPONSIBILITY. Maintenance responsibility shall be that of the Homeowners Association and or property owner. All easement dedications shall demonstrate conformance

to the ordinances and the Scottsdale Revised Code – Section 37-45. In addition all easement dedications shall:

- a. Specify the right of the city to enter into the easement for the purposes of the removal of obstructions and or impedance to the watercourse that are deemed to be a public nuisance, when so designated by the Floodplain Administrator.
- b. Note that the Homeowners Association and or property owner shall pay actual costs for the removal of obstructions and or impedance to the watercourse.

WATER AND WASTEWATER STIPULATIONS

WATER & WASTEWATER:

1. COMPLIANCE. The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance Requirements, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.
2. BASIS OF DESIGN REPORT (WATER). Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department before the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
 - a. Water lines in Westland and Scottsdale Road are in different pressure zones. Test hydrants at all points of proposed connection(s) to the City's water system.
 - b. Identify the location, size, condition and availability of existing water lines and water related facilities such as water valves, water services, fire hydrants, back-flow prevention structures, etc.
 - c. Identify the timing of and parties responsible for construction of all water facilities.
 - d. Include a complete description of requirements relating to project phasing.
3. DO NOT SUBMIT A BASIS OF DESIGN REPORT (SANITARY SEWER). This site is not in the City of Scottsdale's sanitary sewer service area. Do not connect site sewer to the City's line in Westland Drive.
4. APPROVED BASIS OF DESIGN REPORT. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall have obtained approval of the Basis of Design Report for Water, but not wastewater.

3. FIRE CODE. The water system shall be designed to provide two (2) sources of water to the developed site.
4. WATER SAMPLING STATIONS. Prior to the approval of the improvement plans by the Plan Review and Permit Services Division, all water sampling stations shall be shown and labeled on the improvement plans.
 - a. Water sampling station locations are subject to review and approval by the Water Quality Division. Contact Mr. Craig Miller at 480-312-5685 in the City of Scottsdale Water Resources Department for questions regarding the status of the review.
 - b. The Water Quality Division shall distribute copies of the approved sampling station location(s) to the Plan Review and Permit Services Division.
5. CLEARANCE FROM WALLS. Where walls cross or run parallel with water lines, sewer lines, and or fire lines the following shall apply:
 - a. Walls constructed parallel to water and sewer, and or fire lines shall be set such that the face of the wall is a minimum of six (6') feet from the outside diameter of the pipe.
 - b. Walls constructed across or perpendicular to water and sewer lines, and or fire lines shall be designed with gates or removable wall panels for maintenance and emergency access.
6. PRESSURE FLOW TEST. At the time of final plan submittal, the developer shall submit an engineer's certification of adequate pressure and flow to the highest fire sprinkler floor elevation and a fire flow test of the water system.
7. MANHOLE LOCATION. Manholes shall not be located on lots.
8. ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY REQUIREMENTS (ADEQ). The developer shall be responsible for conformance with ADEQ regulations and requirements for submittals, approvals, and notifications. The developer shall demonstrate compliance with Engineering Bulletin #10 Guidelines for the Construction of Water Systems, and Engineering Bulletin #11 Minimum Requirements for Design, Submission of Plans, and Specifications of Sewerage Works, published by the ADEQ. In addition:
 - a. Before approval of final improvement plans by the Plan Review and Permit Services Division, the developer shall submit a cover sheet for the final improvement plans with a completed signature and date of approval from the Maricopa County Environmental Services Department (MCESD).
 - b. Before issuance of encroachment permits by city staff, the developer shall provide evidence to city staff that a Certificate of Approval to Construct Water and/or Wastewater Systems has been submitted to the MCESD. This evidence will be on a

document developed and date stamped by the MCESD staff.

- c. Before commencing construction, the developer shall submit evidence to city staff that Notification of Starting Construction has been submitted to the MCESD. This evidence shall be on a document developed and date stamped by the MCESD staff.
- d. Before acceptance of improvements by the city Inspection Services Division, the developer shall submit a Certificate of Approval of Construction signed by the MCESD and a copy of the As-Built drawings.
- e. Before issuance of Letters of Acceptance by the city Inspection Services Division, the developer shall:
 - (1) Provide to the MCESD, As-Built drawings for the water and/or sanitary sewer lines and all related facilities, subject to review and approval by the MCESD staff, and to city staff, a copy of the approved As-Built drawings and/or a Certification of As-Built, as issued by MCESD.
 - (2) Provide to the MCESD a copy of the Engineers Certificate of Completion with all test results, analysis results, and calculations, as indicated on the form.
 - (3) Provide to the MCESD a copy of the "Request for Certificate of Approval of Construction" of water/sewer lines with all appropriate quantities.
 - (4) Provide the city Inspection Services Division a copy of the Certificate of Approval of Construction, as issued by the MCESD.

TRACTS AND EASEMENTS`:

- 1. UTILITIES IN TRACTS. All utilities between lots shall be located entirely within a dedicated tract (20' minimum width).
- 2. EASEMENTS AND MAINTENANCE RESPONSIBILITY. All associated water and sewer line easements shall be shown on the final plat with maintenance responsibility specified with the final plat notes.
- 3. RESPONSIBILITY FOR LANDSCAPING IMPROVEMENTS. Indemnity agreements shall be required when substantial improvements and (or) landscaping are proposed within a utility easement. The agreement shall acknowledge the right of the city to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

ORDINANCE REQUIREMENTS

Some Things You Should Know About Ordinance Requirements:

- ◆ Some of the Ordinance requirements that may be relevant to your project are included in the following pages as helpful information.
- ◆ There may be some Ordinance requirements, which apply to your project that aren't included here.
- ◆ Any appeals must be made in writing to the CITY CLERK'S OFFICE.

ENGINEERING ORDINANCE REQUIREMENTS

ALL STIPULATIONS FROM THE ASSOCIATED REZONING OR USE PERMIT CASES CONTINUE TO APPLY.

DRAINAGE AND FLOOD CONTROL:

1. STORM WATER STORAGE REQUIREMENT. Storm water storage is required on-site for all site runoff generated by a 2-hour, 100-year frequency design storm, unless an approved stormwater storage waiver is obtained prior to submittal of the construction documents.
2. HISTORICAL FLOW. Off-site runoff must enter and exit the site as it did historically.
3. STORM WATER DISCHARGE. Storm water storage basins should be designed to meter flow to historic out-fall point. Where no out-fall exists (or metering is not possible), other methods of discharge may be considered.
4. STORM WATER RUNOFF. Storage basins must drain completely within 36-hours.
5. BASIN LOCATION. Storm water storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
6. STREET CROSSINGS. Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will be no greater than 1 foot.
7. SECTION 404 PERMITS. Approval from the Army Corps of Engineers under the conditions of SECTION 404 PERMIT of the Clean Water Act may be required where proposed construction is adjacent to or within washes.
8. DEDICATIONS AND EASEMENTS. All vista corridor easements, drainage easements and easements for storm water storage shall be dedicated on the final plat, and by separate instrument as required and agreed to by city staff, with maintenance the responsibility of the property owner and or the Homeowners Association.

REFUSE REQUIREMENTS:

1. Refuse collection methods and arrangements shall be made prior to final plans approval.

STREET LIGHTS:

1. Public streetlights shall be installed in accordance with City of Scottsdale's Revised Code, Section 48-149. The developer shall be responsible for coordinating a street layout and cost

estimate with the utility company. The layout and cost estimate must be submitted at the time of final plan submittal. The developer shall pay for street light installation costs prior to issuance of building permits or final plat recording.

- The developer shall execute an agreement to participate in an Improvement District for maintenance and operation of streetlights. The Street Light Improvement District will be formed at the time of final plat approval by City Council.

PARKING LOTS:

- Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

TRAFFIC ORDINANCE REQUIREMENTS:

- Streets and other related improvements:

STREET NAME	STREET TYPE	R.O.W. DEDICATION	ROADWAY IMPROVEMENT	CURB TYPE	BIKEPATH/ SIDEWALK
Scottsdale Road	Major Arterial	75 feet half street (Existing varies from 65 ft to 55 ft)	Existing	Existing	Existing
Westland Road	Minor Arterial	55 feet half street (55 feet existing)	Construct a westbound right turn lane onto the site driveway	Vertical curb and gutter	8 foot sidewalk separated from back of curb by minimum 5 foot distance
Internal Street	Local residential	Private Tract	Fig 700-5 ESL design std for local residential, use 12 foot lane width	Roll curb	

ENGINEERING WATER & SEWER ORDINANCE REQUIREMENTS

WATER DEVELOPMENT ORDINANCE

- WATER PROVIDER. City of Scottsdale is responsible for supplying the water to this project.

2. HEALTH AND SAFETY REQUIREMENTS. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.
3. DEVELOPMENT FEES. The developer shall pay a development fee for city water supply in accordance with city Ordinance. This fee shall be paid at the time, and as a condition, of the issuance of a building permit, or if the development does not require a building permit, prior to connection to the city water system. All questions may be referred to Mike Mahoney a 480 312-5685, Water Resources Analyst, in the City of Scottsdale Water Resources Department.
4. WATER METER FEES. Prior to the issuance of any building permit, the developer shall pay a Water Meter Fee for connection to the City water system in accordance with City Ordinance.

SEWER DEVELOPMENT

- This development is not in the City of Scottsdale's sanitary sewer service area. Do not connect site sewer to the City's line in Westland Drive.

FINAL PLANS SUBMITTAL REQUIREMENTS

DETAILED INFORMATION REGARDING CONSTRUCTION PLAN PREPARATION FOR PLANS SUBMITTED TO THE CITY OF SCOTTSDALE FOR APPROVAL CAN BE FOUND IN THE SCOTTSDALE DESIGN STANDARDS AND POLICIES MANUAL. PLAN SHEET DIMENSIONS SHALL CONFORM TO THE FOLLOWING SIZES:

* BUILDING PLANS:	11" X 17 MINIMUM, UP TO 30" X 42" MAXIMUM
* LANDSCAPING/IRRIGATION PLANS:	24" X 36" (MYLAR ORIGINALS)
* CIVIL PLANS:	24" X 36" (MYLAR ORIGINALS)

EACH ITEM LISTED WITHIN THESE SUBMITTAL REQUIREMENTS MUST BE INCLUDED. A COPY OF THIS LIST MUST ALSO ACCOMPANY YOUR FIRST SUBMITTAL. INCOMPLETE SUBMITTALS WILL NOT BE ACCEPTED.

ALL CONSTRUCTION PLANS, REPORTS, ETC., MUST BE IN CONFORMANCE WITH THOSE APPROVED BY THE DEVELOPMENT REVIEW BOARD.

THE FOLLOWING INFORMATION MUST APPEAR ON THE COVER SHEET:

- ◆ BOOK, MAP AND PARCEL NUMBER OF PROPERTY ON WHICH IMPROVEMENTS ARE BEING PROPOSED.
- ◆ SITE ADDRESS.
- ◆ PLAN CHECK NUMBER AND ALL APPLICABLE CASE NUMBERS MUST APPEAR WITHIN THE BOTTOM OR RIGHT-HAND MARGIN IN 1/2-INCH LETTERS.

- ◆ NAME, ADDRESS AND PHONE NUMBER OF THE OWNER AND THE PARTY PREPARING THE PLANS.

DIGITAL SUBMITTAL REQUIREMENT (EFFECTIVE MAY 1, 1999)

1. IF THE NUMBER OF LOTS APPROVED BY THE DEVELOPMENT REVIEW BOARD IS DIFFERENT FROM THE ORIGINAL ELECTRONIC SUBMITTAL, A REVISED DIGITAL FILE OF THE PRELIMINARY PLAT IS REQUIRED AT THE TIME OF FINAL PLANS.
2. DIGITAL SUBMITTAL OF FINAL PLAT DUE WITH MYLARS. SEE PRELIMINARY PLAT SHOPPING LIST ATTACHMENTS ("NOTIFICATION OF DIGITAL SUBDIVISION PLAT SUBMITTAL," "SUBDIVISION PLATS CAD LAYERING GUIDELINES," AND "SUBDIVISION PLATS CAD STANDARDS AND NAMING CONVENTIONS") FOR FORMATTING DETAILS AND GENERAL INFORMATION.

PLANNING PLANS SUBMITTAL REQUIREMENTS

1. Plans shall be submitted on the following paper sizes:
 - a) BUILDING PLANS: 11" X 17" minimum, up to 30" x 42" maximum
 - b) LANDSCAPING/IRRIGATION PLANS: 24" x 36"
 - c) CIVIL PLANS: 24" x 36"
2. Provide intent as to maintenance responsibility of all landscaped areas. Provide note on the working drawings.
3. Provide a landscape plan of all existing trees and/or cactus for staff analysis of trees and/or cactus to remain or to be transplanted. Indicate size and specimen.
4. Provide the necessary design documents and plans as established for the "Scenic District".
5. Provide the necessary design documents and plans as established for the "Environmentally Sensitive Lands/Hillside District".
6. Provide a schedule indicating the timing on installation of all improvements required by planning.
7. Provide a contour map of the existing topography.
8. Provide a final plat with the following information:
 - a) Zoning of property.
 - b) Vicinity map.
 - c) Property lines and dimensions, street names, centerline of street.
9. Provide landscaping and irrigation plans with the following information:
 - a) Plant palette (type, size, quantity)
 - b) Retention/detention basin slope
 - c) Perimeter wall elevations with the following information:
 - i) Height of perimeter wall above finished grade (both interior and exterior).
 - ii) Colors of all exterior materials (as required by Sec. 7.854 E of the Zoning Ordinance/matching those approved by Development Review Board).
 - d) Provide catalog cut sheets of all on-site lighting fixtures in common areas.
10. Provide natural grade elevations at base of building pads.
11. The applicant shall provide on an unrecorded supplemental document the total square footage of each lot less the square footage of any areas dedicated to natural area open space (NAOS), and tracts at the time of final plat submittal for use by the Water Department for goal billing.

PLANNING ORDINANCE REQUIREMENTSLOT DESIGN:

1. Lot area/width/or depth shall comply with district standards or amended district standards of case No. 5-ZN-92#3 and cases 112-Z-1986, 47-UP-1986, 53-ZN-1986, 42-ZN-1988, 42-ZN-1989, 38-UP-1989, 5-ZN-1992 and 5-ZN-1992#2.
2. All lots shall abut a public, or private street furnishing satisfactory access thereto.

BUILDING SETBACK:

1. Buildings shall be set back a minimum of 18 feet from the back of street improvements.
2. Buildings shall maintain setbacks provided by the underlying zoning district except as modified by Case 5-ZN-1992#3.
3. Combined total maximum floor area shall not exceed 25% of the area of the site. Maximum FAR=0.25)

BUILDING HEIGHT:

1. Building heights for live/work units shall not exceed 22 feet above finished floor and 30-feet above the existing natural grade.
2. Live/work units shall not exceed one story in height.

NATURAL AREA OPEN SPACE (NAOS):

1. All areas calculated as NAOS shall be a minimum of 30 feet in width, except along street frontage, which shall have a minimum width of 20 feet. Any alterations to this shall be approved by Project Coordination staff.
2. Submit a detailed graphic and calculation worksheet indicating the required amounts of NAOS based on Section 7.853 of the Zoning Ordinance at the time of final plans submittal. If any of the designated NAOS areas will be disturbed by cuts and fills, drainage swales, or culverts, or other construction, submit a detailed graphic and calculation worksheet depicting areas within the NAOS which require revegetation due to construction disturbance.
3. All areas calculated as undisturbed NAOS shall be left untouched, except that additional plant materials, indigenous to the site only, may be introduced to NAOS as approved by the Plan Review and Permit Services staff in compliance with Section 7.853.D.1 of the Zoning Ordinance.

4. FINAL PLANS SHALL NOT BE APPROVED until a protection program indicating construction boundaries, and techniques used to insure that NAOS is not disturbed during construction, has been submitted and field approved by Plan Review and Permit Services staff.
5. The applicant shall provide documentation of proposed distribution of Natural Area Open Space (NAOS) required for right-of-way to lots or common areas prior to final plat approval.
6. Submit a detailed graphic and calculation worksheet indicating the required and provided amounts of NAOS based on the hillside criteria at the time of final plans submittal.
7. Provide a minimum of 4.42 acres of NAOS areas in tracts or easements to be dedicated with the final plat approval, except areas on the Clubhouse parcel.
8. Provide a separate, dimensioned plan indicating the limits of construction to assure the (NAOS, drainage, vista corridor, and scenic corridor) remains natural - for field staff review and approval.

LANDSCAPING:

1. All plant materials in right-of-way shall be on the Department of Water Resources (DWR) low water plant list for the Phoenix Active Management Area (AMA).
2. Trees shall be provided at a rate of one tree per lot (minimum 15 gallon size) to be placed in front yard of each unit (per Section 48-118 of the City Code). Note on final landscape plans that this requirement will be met.
3. At least one tree to be placed in front yard of each unit.
4. Provide documentation required for issuance of a Native Plant Permit as required in Chapter 46 of City Code and outlined in Section 7.500 of the Zoning Ordinance. The Native Plant Permit is a separate submittal and approval. (See page 12 for specific submittal requirements). Contact the City's Native Plant Officer at 312-7080 to initiate the process.
5. If models homes are provided they shall comply with Section 49-79.1 of the City Code limiting turf to 10 percent of the first 9,000 square feet and 5 percent of any lot area in excess of 9,000 square feet to a maximum of 43,560 square feet of the total lot size.
6. Turf in all residential common areas shall comply with Section 49-79 of the City Code limiting turf to 10 percent of the first 9,000 square feet and 5 percent of any lot area in excess of 9,000 square feet to a maximum of 217,800 square feet excluding active recreational areas.
7. Proposed fountain shall comply with the requirements of Section 49-80 of the City Code.
8. Non-indigenous plant materials, which have a potential of exceeding 20 feet in height, are not to be introduced on site, per Section 7.854 of the Zoning Ordinance.

9. Provide 6-inch vertical concrete curb between any driveways or parking areas and landscape areas.

GRADING:

1. Prior to final plans submittal a grading report shall be submitted indicating methods and sequencing of grading, proposed locations for stockpiling or disposing of unused materials, and plans for minimizing wind and water erosion on graded areas during development and construction.
2. Cuts and fills exceeding limits outlined in (Section 6.806 A. 3. of the Hillside Ordinance/Sec. 204-1 B. of the "Design Guidelines & Policies for Environmentally Sensitive Lands shall/may) require Development Review Board approval.

OTHER:

1. Comply with conditions of case No.: 5-ZN-1992#3

Retention/Detention

1. Retention/detention basins smaller than 20,000 square feet shall have a maximum water depth of 3 feet, and a 10:1 width to depth ratio with 4:1 maximum slope.
2. Retention/detention basin depth shall be maximum 3 feet water depth. Greater depths shall require Plan Review and Permit Services staff approval.
3. Retention/detention basins shall be constructed solely from the approved civil plans. Any alteration of the approved design (additional fill, boulders, etc.) shall require additional Plan Review and Permit Services staff review and approval.

Miscellaneous

1. Surface area of water feature(s) shall be subject to subsequent city approval.
2. Provide 8% slope away from walk or curb for 5' 0" along all streets.
3. Setback all spray and stream type irrigation heads 1'-0" from back of curb or sidewalk to reduce overspray, or provide design alternatives to achieve similar results to be approved by Plan Review and Permit Services staff.

Maintenance

1. All roadway medians required of this project shall be shown on final landscape plan submittal and shall be landscaped and maintained by project's owner for a period of three years from final acceptance by Field Services.

2. All rights-of-way adjacent to this property shall be landscaped and maintained by the property owner.

IRRIGATION:

1. At the time of final irrigation plan submittal the applicant shall identify the location of backflow preventors and the means of screening to be provided.
2. A temporary irrigation system is required in revegetated NAOS areas. This system shall be disconnected once the plant material is established and shall not exceed a period of three years.

RELATIONSHIP TO ADJACENT PROPERTY:

1. Maintain a minimum 30 ft. wide buffer along the east side of the property, adjacent to Boulders Parkway and the Greythorn residential development.
2. Provide a minimum 20-foot wide golf course easement for live/work units adjacent to the 8th Fairway and green. Buildings, other than covered or uncovered patios, shall not be permitted to locate within this easement area.

CITY COUNCIL/PLANNING COMMISSION FOR CONSIDERATION:

1. The Planning Commission and Council in case 5-ZN-1992#3 directed the DRB's attention to walls, wash crossings, lighting, scenic corridors, storm water management, Vista Corridors, signage and MEDCP conformity.

Construction Document/Final Plat Submittal Requirements

A copy of these construction document submittal requirements must accompany your first plan review submittal. Provide each item listed on the submittal checklists at your first submittal.

Incomplete submittals will not be accepted.

All Landscaping/Irrigation, Civil plan sheets must be 24" X 36" size, including Mylar originals. All Building sheets shall be a minimum 24" X 36" size.

The cover sheet must contain the following information:

1. County Assessor parcel number of property on which improvements are being proposed.
2. Full street address assigned by the City of Scottsdale Records Department
3. Provide space for City of Scottsdale Plan check number in the right hand margin. All applicable case numbers must be in 1/4-inch letters.
4. Provide the name, address, phone number, and email address of the owner, the party preparing the plans, the architect, and the developer.

Detailed information regarding construction plan preparation to the City of Scottsdale can be found in the City of Scottsdale's DESIGN STANDARDS AND POLICIES MANUAL. You may access the manual online at <http://www.scottsdaleaz.gov/dspm> - or call the One Stop Shop at 480-312-7080.

All construction plans, reports, etc., must be in conformance with those approved by the Development Review Board.

Listed below are items to be completed before construction document submittal. Provide documentation of completion of these requirements at the time of construction document submittal:

- ☒ _NAOS graphic that shows NAOS areas to be dedicated on the plat.
- ☒ _Table identifying total maximum allowable floor area permitted on site.
- ☐ _____
- ☐ _____
- ☐ _____

Civil Improvement Plan Submittal Requirements
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Each item listed on this checklist must be submitted at your first construction document submittal, along with a copy of this list. **Incomplete submittals will not be accepted. All plans must be signed and sealed.** If necessary, the plan reviewer may require additional information and plans after the first submittal.

Required Plan Size: 24" X 36"

Minimum Horizontal Scale: 1" = 20'

Minimum Vertical Scale: 1" = 2'

CIVIL

The following items are the basic minimum requirements necessary to submit construction documents for review. Civil plans and building plans must be submitted at the same time, in separate packages.

1. A sealed engineer's statement on the cover sheet of all civil plan sets stating that, "The engineer of record on these plans has received a copy of the approved stipulations for this project and has designed these plans in conformance with the approved stipulations."
2. Title Report and Letter of Update (not more than 60 days old)
3. Provide the following:
 - ☒ Two Copies of Completed 404 Certification Form
 - ☒ Two Copies of the Notice of Intent (NOI)
 - ☒ Copy of the No-Conflict Form (Original must be signed by associated utility before plan approval)

4. IMPROVEMENT PLANS

Provide one (1) set that includes the following:

- ☒ Grading and Drainage Plan (Including water and sewer services)
- ☒ Water Plans
- ☒ Sewer Plans
- ☒ Paving Plans (including striping & signage)
- ☐ Traffic Signal Plans
- ☐ Striping & Signage Plans
- ☒ Structural Plans (including details & calculations)
- ☒ Preliminary Plat
- ☐ Final Plat (for reference only)
- ☒ ALTA Survey
- ☒ Map of Dedication

5. EASEMENTS/DEDICATIONS

☐ _____

6. ENGINEER'S ESTIMATES (for payment in-lieu)

☐ Street improvements ☐ Signalization

7. REFERENCE DOCUMENTS

Drainage	<input type="checkbox"/> Master**	<input checked="" type="checkbox"/> Final
Water	<input type="checkbox"/> Master**	<input checked="" type="checkbox"/> Basis Of Design **
Sewer	<input type="checkbox"/> Master **	<input type="checkbox"/> Basis Of Design **
Circulation	<input type="checkbox"/> Master **	<input type="checkbox"/> Final
Signalization	<input type="checkbox"/> Master **	<input type="checkbox"/> Final

**Note: Requires copies of approved reports before submittal of Improvement Plans for Plan Review. Developer shall, as a minimum, provide a copy of the cover sheet with City Staff signatures of acceptance.

8. OTHER

- ☒ Geotechnical Report
- ☒ Structural Report
- ☒ The completed Stormwater Storage Waiver Request Form (must be signed by City Staff)
- ☐ _____
- ☐ _____
- ☐ _____

PLANNING

Provide one (1) set of the selected Improvement Plans (#5 above), and the following items:

- ☒ Landscape & irrigation plans
- ☒ Slope Analysis
- ☒ NAOS graphic & calculation worksheet
- ☒ Native plant program, or confirmation of compliance
- ☒ Fountain/Water feature details and elevations (if any)

Final Plat Submittal Requirements
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All final plats must be approved by the City Council. A final plat will be placed on the City Council's agenda only after staff has received a complete submittal, including the following items:

1. ALTA Survey
2. Title Report (less than 60 days old)
3. NAOS graphic & calculation worksheet
4. Copy of preliminary plat
5. Completed abandonment/vacation of easement application (if applicable)
6. Digital Submittal
7. 8-1/2" X 11" transparency of the staff approved final plat must be submitted to four (4) weeks prior to the scheduled City Council date.

The applicant will be notified once the final plat has been tentatively placed on the City Council meeting agenda.